

MINUTES
WAVELAND PLANNING & ZONING COMMISSION
SPECIAL MEETING
MAY 8, 2023

A special meeting of the Waveland Planning & Zoning Commission was held at 6:00 pm on Monday, May 8, 2023 at Waveland City Hall in the Board Room located at 301 Coleman Ave, Waveland, MS 39576.

Chairman Bryan Frater called the meeting to order at 6:00pm. Present at the meeting were Commissioners Barbara Coatney, Greg Poindexter, Chad Whitney and Matt Touart. Also present was Zoning Official, Jeanne Willie. City Attorney, Ronnie Artigues Jr., was not present.

Chairman Frater called for a motion to adopt the minutes from the Planning and Zoning Regular Meeting held Monday, April 17, 2023. Commissioner Touart made the motion, seconded by Commissioner Coatney, to approve the minutes as written.

After a unanimous vote of yes by Commissioners Coatney and Touart, Commissioners Poindexter and Whitney abstained since they were not present for the meeting on April 17, 2023, Chairman Frater, declared the motion passed.

Tabled from April 17, 2023 - Scott Harris, owner of the property commonly known as 241 Gulf Dr., parcel #162Q-1-10-046.000, has made an application of a Conditional Use in order to construction an accessory structure over 500 sq. ft. and to build the structure before the primary structure. The proposed accessory structure will be 840 sq. ft. and will meet all minimum setbacks per Zoning Ordinance #349.

Chairman Frater called for Mr. Harris to come forward but Mr. Harris was not present. Commissioner Whitney made a motion to open a discussion on the case, seconded by Commissioner Coatney.

After a unanimous vote of yes by all commissioners present, Chairman Frater declared the motion passed.

After discussions between the Commissioners, Chairman Frater called for anyone to come forward to comment on the case. Beatrice Blaire, owner of 225 Gulf Dr, came forward to oppose the application. Her reasoning being that she is afraid the applicant will build the accessory structure and then never build a primary dwelling.

Chairman Frater then called for any others to come forward to comment. No one came forward.

Chairman Frater called for a motion to approve or deny the application. Commissioner Whitney made a motion to deny the request as submitted, seconded by Commissioner Coatney.

After a unanimous vote of yes by all commissioners present, Chairman Frater declared the motion passed.

Motion to continue tabled items from the Planning & Zoning Special Meeting Workshop 1 held Monday, April 10, 2023 and tabled at the Regular Meeting held Monday, April 17, 2023; Article IV: General Regulations Sections 405-409.

Chairman Frater called for a motion to open a discussion on the tabled items. Commissioner Whitney made the motion, seconded by Commissioner Touart to open discussions.

After a unanimous vote of yes by all commissioners present, Chairman Frater declared the motion passed.

Chairman Frater noted that the proposed change to the Tree Ordinance Verbiage will be going before the Board of Mayor and Alderman on the next regularly scheduled meeting. The new verbiage of Section V paragraph D will read "At the time the applicant applies for an approved removal permit to cut down a protected tree, said applicant will place on deposit with the City of Waveland an amount equal to the sum of \$250.00 per the number of trees determined in Section V paragraph C or the number adjusted by the Planning and Zoning Committee or Tree subcommittee. Said funds will be

used by the City of Waveland to plant trees at their discretion. If a Protected Tree Removal Application is needed after a project has begun, the Final C/O will not be issued until the application is completed and fees paid.”

Chairman Frater called for a motion to submit the new verbiage to the Board of Mayor and Alderman at the next meeting on Wednesday, May 17, 2023. Commissioner Poindexter made the motion, seconded by Commissioner Whitney to change the verbiage as written.

After a unanimous vote of yes by all commissioners present, Chairman Frater declared the motion passed.

Commissioner Whitney then made a suggestion to the Commissioners that they all table any more amendments to the Zoning Ordinance #349 until each member has a chance to review the Comprehensive Plan of 2009 and possibly look into having a new/updated Comprehensive Plan written. After discussion between all of the Planning and Zoning Commission members, they all agreed to table the rest of the agenda.

Chairman Frater called for a motion, made by Commissioner Whitney, seconded by Commissioner Touart to table any more changes to the Zoning Ordinance #349.

After a unanimous vote of yes by all commissioners present, Chairman Frater declared the motion passed.

Chairman Frater then called for public comments.

With no other comments, Chairman Frater called for a motion to adjourn the meeting. Commissioner Touart moved, seconded by Commissioner Whitney to adjourn the meeting.

After a unanimous vote of yes by all commissioners present, Chairman Frater declared the motion passed and the meeting adjourned at 7:00 pm.

Respectfully submitted,

Jeanne Willie, Zoning Official